



Notice of Intent to Adopt a Negative Declaration / Notice of Determination

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING
976 OSOS STREET • ROOM 200 • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 781-5600

ENVIRONMENTAL DETERMINATION NO. ED22-021

DATE: August 29, 2022

PROJECT/ENTITLEMENT: Sara Street LLC Tract 3138 Tract Map and Conditional Use Permit (SUB2020-00027)

APPLICANT NAME: Sara Street Properties, LLC

Email: jnsani@hotmail.com

ADDRESS: P.O. Box 885, Templeton, CA 93465

CONTACT PERSON: Scott Stokes, Above Grade Engineering **Telephone:** (805) 548-1172

PROPOSED USES/INTENT: Hearing to consider a request by Sara Street Properties, LLC for a Tract Map and Conditional Use Permit SUB2020-00027 to subdivide an existing undeveloped 10.88-acre parcel into 15 parcels ranging between 0.56 and 1.30 acres each for the purpose of sale and future development of each proposed parcel for residential uses (project). The project would include on-site improvements, including, but not limited to, construction of a 36-foot-wide paved access road and cul-de-sac, a 25-foot-wide paved access road, and a stormwater detention basin and associated 12-foot-wide access road and installation of a new sewer lift station and water, wastewater, and stormwater pipelines. Off-site improvements would include installation of water and wastewater pipelines to existing utility pipelines within Bennett Way. The project would result in approximately 10 acres of site disturbance, including 30,000 cubic yards of cut and 30,000 cubic yards of fill, to be balanced on-site. The project is located within the Residential Suburban land use category on the west side of Bennett Way, at the northwest portion of the intersection with Casper Road, in the community of Templeton in the Salinas River Subarea of the North County Planning Area.

LEAD AGENCY: County of San Luis Obispo

Dept of Planning & Building

976 Osos Street, Rm. 200

San Luis Obispo, CA 93408-2040

Website: <http://www.sloplanning.org>

STATE CLEARINGHOUSE REVIEW: YES NO

OTHER POTENTIAL PERMITTING AGENCIES: Air Pollution Control District
California Department of Fish and Wildlife, Regional Water Quality Control Board

ADDITIONAL INFORMATION: Additional information pertaining to this Environmental Determination may be obtained by contacting the above Lead Agency address or (805)781-5600.

COUNTY "REQUEST FOR REVIEW" PERIOD ENDS AT 4:30 p.m. 30-DAY PUBLIC REVIEW PERIOD begins at the time of public notification

Notice of Determination

State Clearinghouse No. _____

This is to advise that the San Luis Obispo County Department of Planning and Building as *Lead Agency* *Responsible Agency* approved the above-described project on _____, and has made the following determinations regarding the above described project:

The project will not have a significant effect on the environment. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA. Mitigation measures and monitoring were made a condition of approval of the project. A Statement of Overriding Considerations was not adopted for this project. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Negative Declaration with comments and responses and record of project approval is available to the General Public at the 'Lead Agency' address above.

Shelby Fredrick (sfredrick@co.slo.ca.us)

County of San Luis Obispo

Signature

Project Manager Name

Date

Public Agency

